

**MINUTES OF THE REGULAR MEETING  
OF THE  
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**November 16, 2010**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, November 16, 2010 at approximately 8:35 a.m. at the CHA Corporate Office, 60 East Van Buren in Chicago, IL.

Chairman Reynolds called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Dr. Mildred Harris Michael Ivers Myra King Carlos Ponce Bridget Reidy James Reynolds Sandra Young
Absent:	Hallie Amey Deverra Beverly

Also present were Lewis Jordan, Chief Executive Officer; Kris Warren, Chief of Staff; Scott Ammarell, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded the Commissioners adjourned to Executive Session. Chairman Reynolds announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one hour to possibly discuss pending, probable or imminent litigation, personnel related matters, collective negotiating matters, purchase sale and lease of real estate property; establishment of reserves and settlement of claims.

Commissioner Deverra Beverly joined the meeting during Executive Session.

The Commissioners subsequently reconvened in Open Session and the Chairman thereupon convened the Public Hearing portion and Business Sessions of the meeting.

Mary Howard, Vice President of Resident Services and Maria Hibbs, Director of Partnership then presented a report on CHA's Residents and Economic Opportunities. Ms. Howard started her report by giving an overview of the demographics of CHA. According to Ms. Howard, there are 29,587 individuals living in 15,760 households of which 67% of these households are headed by females. Ms. Howard then continued by giving the breakdown by race/ethnicity and age followed by reading grade level by age group, employment for heads of household ages 18-61 and an overview of the 20 programs managed by Resident Services that help residents prepare for and find employment. Ms. Howard then spoke in details about the Section 3 Program. According to Ms. Howard, under the Section 3 Program, 571 workers were employed in 2009 and 221 workers through October 2010. The average income for residents has increased from \$10,000 in 1999 to just over \$19,000 in 2010. Maria Hibbs then concluded the presentation by highlighting the accomplishments of Opportunity Chicago. Opportunity Chicago is a \$27 million workforce development collaborative between CHA, local, state and federal government representatives, employers, non-profit community groups and foundations, convened by the Partnership for New Communities. Supported programs include contextualized literacy training, transitional jobs program and bridge programs with customized training opportunities. Through Opportunity Chicago as of September 30, 2010, 5,847 residents have found employment during the period of 2005-2010, 1,017 residents completed certificate training and 1,185 residents were employed through transitional jobs.

Chairman Reynolds then invited residents and the public at large to address the Board. Following the Public Hearing portion of the meeting, the Commissioners convened the Business portion of the meeting.

Upon Motion made and properly seconded, the Minutes for the Regular Meetings of August 17 and September 21, 2010 were then unanimously approved.

Chairman Reynolds then introduced matters discussed in Executive Session.

Commissioner Young then presented a Motion for the approval of Executive Session Item 1.

**Executive Session Item No. 1**

**RESOLUTION NO. 2010-CHA-136**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 16, 2010, requesting that the Board of Commissioners approves the Personnel Actions Report for October 2010.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby approves the Personnel Actions Report for October 2010.

The Motion to adopt resolution for Executive Session Item 1 was seconded by Commissioner Ponce and the voting was as follows:

Ayes:	Deverra Beverly Dr. Mildred Harris Michael Ivers Myra King Carlos Ponce Bridget Reidy James Reynolds Sandra Young
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Nays:	None
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The Chairman thereupon declared said Motion carried and said Resolution adopted.

Commissioner Ivers, Chairman of the Finance and Audit Committee, then presented his report. Per Commissioner Ivers, the Finance & Audit Committee did not hold its regular meeting on Wednesday, November 10th due to a lack of quorum. The Chief Financial Officer and staff presented the Committee with the Treasury & Cash Flow Report for the month of September 2010 and briefed Commissioners on items appearing on the agenda. However, for the record, no vote was taken.

Commissioner Ivers then presented an Omnibus Motion for adoption of the Resolutions for Items A1 thru A6.

**(Items A1)**

In January 2010, a Request For Proposal (RFP) was advertised for Client Management Tracking System services. The solicitation sought both Software and Implementation Services for the CMTS initiative. Prior to release of the RFP, over 40 potential bidders were contacted to encourage them to review the RFP, and possibly submit a bid if they were interested. Of the eight proposals received, six vendors were selected based on the competitive range that was set. After Oral Presentations were completed, all scoring was submitted and the second competitive range was set that resulted in two finalists to move forward through the negotiation process. The CMTS Team worked with both finalists on the development of a Statement of Work (SOW), including a detailed project schedule and pricing information that would assist CHA in selecting the vendor who would implement the best solution. Upon careful evaluation of each of the vendor's software products, implementation approaches and pricing, the CMTS Team recommended Model Metrics as the proposed awardee for the Client Management Tracking System project. The determination was based upon technical, pricing and other factors, and was the result of the evaluation team's conclusion that Model Metrics' proposal represented the best solution and overall value to the CHA for the CMTS project. Model Metrics' Best and Final

offer proposes Salesforce.com's "Software as a Solution" (SAAS) product, which is a 100% outsourced, hosted solution. The Salesforce.com software solution was most cost effective with a less complicated pricing model and significantly lowers total cost of ownership. For the end user, the system is easier to navigate, very user friendly and appealing. For the power users and technical staff, the product is much easier to manage, configure and extend when changes are needed. Finally, Salesforce.com and Model Metrics are proven partners with the CHA with a demonstrated implementation history. Accordingly, the resolution for Item A1 approves contract award to Model Metrics and Salesforce.com in the total fixed fee amount of \$2,270,592.00 to implement a Client Management Tracking System.

**RESOLUTION NO. 2010-CHA-137**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated November 10, 2010 entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH MODEL METRICS AND SALESFORCE.COM TO IMPLEMENT A CLIENT MANAGEMENT TRACKING SYSTEM"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** It is recommended that the Board of Commissioners authorizes the Chief Executive Officer or his designee enter a contract with Model Metrics, Inc. and Salesforce.com to provide a Client Management Tracking System in the total fixed-fee project amount of \$2,270,592, which includes funding for the two year base term and one option year. This authorization includes funding for the implementation phase of the project in the fixed-fee amount of \$990,780, with optional Consulting Services in the amount of \$137,280 with Model Metrics, Inc., for a total of \$1,128,060, and also includes funding for User License fees with Salesforce.com in the amount of \$780,612 for the two year base term and \$361,920 for the option year term, for a total fixed-fee amount of \$1,142,532.

**(Item A2)**

In March 2010, CHA advertised a Request for Proposal (RFP) for the Creation of SharePoint Portal, Intranet Portal, Extranets & Related Tools. The solicitation sought both business requirements gathering and implementation of a SharePoint Portal and externally facing sites for the CHA. Of the eleven proposals received and evaluated, 6 vendors were selected to conduct Oral Presentations. To ensure that Oral Presentations provided a detailed understanding of the key components of the proposed solution and the requirements outlined in the RFP, the evaluation team devised an intensive Oral Presentation script that each vendor was required to follow. After Oral Presentations were completed and scoring submitted, Rightpoint Consulting, LLC was selected as the best vendor for this engagement. Accordingly, the resolution for Item A2 approves award of contract to Rightpoint Consulting, LLC for Microsoft Sharepoint implementation services.

**RESOLUTION NO. 2010-CHA-138**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated November 10, 2010, "AUTHORIZATION TO ENTER INTO A CONTRACT WITH RIGHTPOINT CONSULTING, LLC FOR MICROSOFT SHAREPOINT IMPLEMENTATION SERVICES".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** The Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Rightpoint Consulting, LLC for SharePoint Implementation Services in an amount not to exceed \$750,000.00.

**(Items A3)**

In June of 2001 the Department of Information Technology Services purchased Oracle products to replace the legacy systems and to be the platform for the CHA Systems@Work. At the time that the CHA purchased Oracle database system, maintenance costs and services were negotiated in the agreement and were provided for the first year. Support and maintenance services for the software products have been continuously provided directly to the CHA from Oracle for each of the subsequent years since the initial purchase of the database on a sole-source basis. Product support, enhancements, upgrades and updates are available only from Oracle. As the developer, licensor and owner of the database software (and the exclusive provider of comprehensive

support and maintenance services), the software maintenance and support services were originally procured from Oracle on a sole-source basis, on the same prevailing terms and conditions as have been in effect since the original acquisition of Oracle database software. In 2008, the CHA determined it would be in its best interest to put its maintenance and support contract with Oracle on a fiscal year basis and the contract was extended through December 31, 2010. Due to the recent addition of systems to the CHA technology operations which use the Oracle software platforms, the Department of Information Technology Services (ITS) is seeking to enter a one (1) year contract with Oracle Corporation for support and maintenance of the following technologies: Oracle Database, Primavera, and Oracle Data Warehouse. Accordingly, the resolution for Item A3 approves award of contract to Oracle Corporation for support and maintenance services of Oracle database software.

**RESOLUTION NO. 2010-CHA-139**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated November 10, 2010, titled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH ORACLE CORPORATION FOR SUPPORT AND MAINTENANCE SERVICES".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into a one (1) year contract with Oracle Corporation for the support and maintenance services for Oracle database software, Oracle Business Intelligence software, and Primavera software for the period of January 1, 2011 through December 31, 2011, in an amount not-to-exceed \$225,546.40.

**(Item A4)**

In 2004, the Lawson System was procured as a result of a competitive procurement process for the purposes of designing and implementing an Enterprise Resource Planning system. Because of the proprietary nature of the software, platform and applications comprising the Lawson System, sole source procurement continues as a necessary requirement for the application's support and maintenance needs, including foundation upgrades. The Department of Procurement and Contracts approved the original sole source procurement for the original Lawson Maintenance Service Agreement in 2004 as part of Contract No. 9777, formalizing the initial two year maintenance term with fixed pricing for additional annual maintenance and support terms for up to five years in total. Additionally, the Department of Procurement and Contracts later approved sole source procurement for the Lawson 9 Foundation Upgrade to the Lawson System implemented in 2007 to assure continued optimal performance and usability in accordance with the agency's designated intent. Accordingly, the resolution for Item A4 approves award of contract to Lawson Software, Inc. to support and maintain the Lawson System.

**RESOLUTION NO. 2010-CHA-140**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated November 10, 2010, entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH LAWSON SOFTWARE FOR SUPPORT AND MAINTENANCE SERVICES".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee, to enter into a two (2) year contract with Lawson Software for Lawson Support and Maintenance in an amount not-to-exceed \$430,115.75.

**(Items A5)**

On October 1, 2010, the CHA received official written notice of a grant award in the amount of \$11,700,000.00 from the Illinois Department of Commerce and Economic Opportunity (DCEO). The purpose of the funding is to implement the demolition of 55 low rise buildings at LeClaire Courts, which are located within the Garfield Ridge community on the southwest side of Chicago. The property, which was developed in 1950, has been deteriorating as a result of decades of reduced resources and is in need of revitalization to better integrate and complement this middle-class enclave within the city. The LeClaire Courts residents, consisting of 68% single-parent households, were relocated to other housing units in 2009 to prepare for the demolition and transformation of the project. The grant funds will be used for the demolition of the LeClaire Courts buildings, site cleanup, and the re-establishment of the property site in

preparation for future development. Additional funding will be sought for future housing development within the project site. Grant-funded activities during the period of October 1, 2010 through the ending date of September 30, 2012 will specifically include: securing site fencing and on-site security management, as mandated; proper legal abatement and disposal of hazardous materials; removal and disposal of all trash and debris; site extermination prior to and during demolition; coordination of all utility terminations with utility firms and capping all utilities at the site lot line, structural demolition; removal and disposal of all surface/attached pavements and other site features associated with the referenced buildings, as well as removal of terminated and abandoned underground utilities; removal and disposal of all demolition debris; filling, grading and restoration of the site; and hydro-seeding for new grass. Accordingly, the resolution for item A5 ratifies the acceptance of a Grant Award from the Illinois Department of Commerce and Economic Opportunity in the amount of \$11,700,000.00 to implement the LeClaire Courts Demolition and Environmental Cleanup Project.

**RESOLUTION NO. 2010-CHA-141**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 10, 2010, entitled "RATIFICATION OF ACCEPTANCE OF A GRANT AWARD FROM THE ILLINOIS DEPARTMENT OF COMMERCE AND ECONOMIC OPPORTUNITY AND INCREASE TO THE FY2010 COMPREHENSIVE BUDGET";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners ratifies the acceptance of a grant award from the Illinois Department of Commerce and Economic Opportunity in the amount of \$11,700,000.00 for implementation of the LeClaire Courts Demolition and Environmental Cleanup Project and increase to the FY2010 comprehensive budget by the same amount

**(Item A6)**

The resolution of Item A6 approves increase funding to Humana HealthCare contract, not-to-exceed \$161,000.00 for CHA Employees' Medical Coverage. In October 2008 the board authorized the CHA to enter into a contract with Humana HealthCare for the CHA's Employee Health Benefit Plan for medical benefits covering eligible participants of the CHA and eligible participants of the CHA's affiliates for the benefit year of January 1 through December 31, 2009 for an amount not-to-exceed \$4,800,000 for the base term and an amount not-to-exceed \$5,100,000.00 for the option year January 1 through December 31, 2010. In September 8, 2009 the broker for employee benefits, Mesirow Financial, presented a renewal for Humana's 2010 medical rates that showed an increase of 5.75%. The estimated combined annual premium for HMO and PPO enrollees, based on the number of employees and current enrollments at the time, was approximately \$5,070,000 and did not exceed the amount authorized by the Board. However, the CHA has now determined that due to increased employee headcount and employee enrollment changes in FY2010, the total annual premiums for FY2010 will surpass the original authorized amount for FY2010 by approximately \$161,000.00, which will be needed to pay the premium for medical coverage on December 1, 2010. The following factors impacted the change from the 2009 projections: increase of 86 PPO enrollments from HMO in the beginning of the year, enrolled headcount increased by 10 new members, new dependent coverage legislation change in 2010 covering dependents up to the age of 26, CHA Domestic Partner coverage policy revision, and qualified life events changes.

**RESOLUTION NO. 2010-CHA-142**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 10, 2010, entitled, "AUTHORIZATION TO INCREASE FUNDING TO CONTRACT NO. 8073 WITH HUMANA HEALTHCARE FOR CHA EMPLOYEES' MEDICAL COVERAGE".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes the Chief Executive Officer, or his designee, to increase the funding to Contract No 8073 with Humana Healthcare by an amount not-to-exceed \$161,000.00 for CHA Employees' medical coverage. The contract's new aggregate not-to-exceed funding amount for medical coverage will be \$5,261,047.00.

The Omnibus Motion to adopt resolutions for Items A1 thru A6 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Deverra Beverly
	Dr. Mildred Harris
	Michael Ivers
	Myra King
	Carlos Ponce
	Bridget Reidy
	James Reynolds
	Sandra Young

Nays:	None
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There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted.

Commissioner Ponce, Chairman of the Operations and Facilities Committee, then presented his report. Per Commissioner Ponce, the Operations and Facilities Committee did not hold its regular meeting on Wednesday, November 10<sup>th</sup> due to a lack of quorum. Commissioners, however, were presented with an update on Development and Capital Construction and were briefed on items appearing on the agenda. For the record no vote was taken.

Commissioner Ponce then presented an Omnibus Motion for adoption of the Resolutions for Items B2 thru B12.

**(Item B1 – THIS NUMBER NOT USED)**

**(Item B2)**

The CHA advertised an Invitation for Bid (IFB) in September 2010 for capital maintenance work needed at Harry J. Schneider Apartments. The IFB was advertised in area newspapers and on the CHA website. After reviewing the bid submittal materials, staff held a pre-award survey meeting with representatives of All Chicago, Inc., the apparent low bidder. The firm responded to questions on the thoroughness of its bid, the amount of the work it planned to self-perform, its capacity to perform this work, and the length of time it will take to get the replacement equipment manufactured. Its representatives assured the CHA that they have the resources to dedicate supervisory personnel exclusively to this project. Accordingly, the resolution for Item B2 approves award of contract to All Chicago, Inc. for rooftop equipment replacement at Harry J. Schneider Apartments.

**RESOLUTION NO. 2010-CHA-143**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated November 10, 2010, entitled “AUTHORIZATION TO EXECUTE CONTRACT WITH ALL CHICAGO, INC. FOR ROOFTOP EQUIPMENT REPLACEMENT AT HARRY J. SCHNEIDER APARTMENTS (IL2-081)”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** that the Board of Commissioners authorize the Chief Executive Officer or his designee to execute a contract with All Chicago, Inc. in the amount of \$148,000.00 for the replacement of rooftop equipment at Harry J. Schneider Apartments (IL2-081), 1750 W. Peterson Ave., Chicago, IL. The work is to be completed by no later than sixty (60) calendar days from the date set forth in the Notice to Proceed.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements

**(Item B3 & B4)**

The CHA advertised Invitation for Bid (IFB) in August 2010 for the demolition of dwelling and non-dwelling units at LeClaire Courts Extension, Group 4 and 5. The IFB was advertised in area newspapers and on CHA's website. The CHA received and opened six bids for each group. After reviewing bid submittal materials, staff held pre-award survey meetings with the apparent lowest bidder, Delta Demolition, Inc. The firm responded to questions on the thoroughness of its

bid and its capacity to perform this work. With the reviews, analysis and meetings completed, staff determined that Delta Demolition, Inc. is the lowest responsive and responsible bidder for Group 4 and 5 with a bid of \$508,900.00 and \$418,900.00, respectively. Accordingly, the resolution for Item B3and B4 approves award of contract to Delta Demolition for demolition services at LeClaire Courts Extension, Group 4 and Group 5.

**RESOLUTION NO. 2010-CHA-144**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated November 10, 2010, entitled "AUTHORIZATION TO EXECUTE A CONTRACT WITH DELTA DEMOLITION, INC. FOR DEMOLITION SERVICES AT LECLAIRE COURTS EXTENSION – GROUP 4";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** that the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with Delta Demolition, Inc. for demolition services at LeClaire Courts Extension (IL2-015) - Group 4 for a firm fixed price of \$508,900.00. The contract will cover the demolition of sixty (60) dwelling and one (1) non-dwelling Management Office at thirteen (13) buildings. The demolition work and associated site work and landscaping is to be completed within ninety (90) calendar days of the date set forth in the Notice to Proceed.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B4)**

**RESOLUTION NO. 2010-CHA-145**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated November 10, 2010, entitled "AUTHORIZATION TO EXECUTE A CONTRACT WITH DELTA DEMOLITION, INC. FOR DEMOLITION SERVICES AT LECLAIRE COURTS EXTENSION – GROUP 5";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** that the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with Delta Demolition, Inc. for demolition services at LeClaire Courts Extension (IL2-015) - Group 5 for a firm fixed price of \$418,900.00. The contract will cover the demolition of fifty-eight (58) dwelling units at ten (10) buildings. The demolition work and associated site work and landscaping is to be completed within ninety (90) calendar days of the date set forth in the Notice to Proceed.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B5)**

The CHA advertised Invitation for Bid (IFB) in August 2010 for the demolition of dwelling units at LeClaire Courts, Group 6. The IFB was advertised in area newspapers and on the CHA website. The CHA received and opened five bids. After reviewing the bid submittal materials, staff held a pre-award survey meeting with the apparent lowest bidder and NF Demolition, Inc., as the second apparent low bidder. The firms responded to questions on the thoroughness of their bids and their capacity to perform the work. With the reviews, analysis and meetings completed, staff determined that NF Demolition, Inc. is the lowest responsive and responsible bidder for Group 6 with a bid of \$650,881.00. Accordingly, the resolution for Item B5 approves award of contract to NF Demolition for demolition services at LeClaire Courts Extension, Group 6.

**RESOLUTION NO. 2010-CHA-146**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated November 10, 2010, entitled "AUTHORIZATION TO EXECUTE A CONTRACT WITH NF DEMOLITION, INC., FOR DEMOLITION SERVICES AT LECLAIRE COURTS – GROUP 6";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** that the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with NF Demolition, Inc., for demolition services at LeClaire Courts (RH-02) - Group 6 for a firm fixed price of \$650,881.00. The contract will cover the demolition of eighty-two (82) dwelling units at sixteen (16) buildings. The demolition work and associated site work and landscaping is to be completed within ninety (90) calendar days of the date set forth in the Notice to Proceed.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements

**(Item B6)**

The CHA advertised Invitation for Bid (IFB) in August 2010 for the demolition of dwelling units at LeClaire Courts, Group 7. The IFB was advertised in area newspapers and on the CHA website. The CHA received and opened five bids. After reviewing the bid submittal materials, staff held a pre-award survey meeting with the apparent lowest bidder NF Demolition, Inc. The firm responded to questions on the thoroughness of its bids and its capacity to perform the work. With the reviews, analysis and meetings completed, staff determined that NF Demolition, Inc. is the lowest responsive and responsible bidder for Group 7 with a bid of \$463,074.00. Accordingly, the resolution for Item B6 approves award of contract to NF Demolition for demolition services at LeClaire Courts Extension, Group 7.

**RESOLUTION NO. 2010-CHA-147**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated November 10, 2010, entitled "AUTHORIZATION TO EXECUTE A CONTRACT WITH NF DEMOLITION, INC. FOR DEMOLITION SERVICES AT LECLAIRE COURTS – GROUP 7";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** that the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with NF Demolition, Inc. for demolition services at LeClaire Courts (RH-02) - Group 7 for a firm fixed price of \$463,074.00. The contract will cover the demolition of sixty (60) dwelling units at twelve (12) buildings. The demolition work and associated site work and landscaping is to be completed within ninety (90) calendar days of the date set forth in the Notice to Proceed.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B7)**

The CHA advertised an Invitation for Bid in September, 2010 for the demolition of dwelling units at LeClaire Courts, Group 8. The IFB was advertised in area newspapers and on the CHA website. The CHA received and opened five (5) bids. After reviewing the bid submittal materials, staff held a pre-award survey meeting with the apparent lowest bidder, Omega Demolition, Corp. The firm responded to questions on the thoroughness of its bid and its capacity to perform this work. With the reviews, analysis and meetings completed, staff determined that Omega Demolition, Corp. is the lowest responsive and responsible bidder for Group 8 with a bid of \$463,767.00. Accordingly, the resolution for Item B7 approves award of contract to Omega Demolition, Corp. for demolition services at LeClaire Courts Extension.

**RESOLUTION NO. 2010-CHA-148**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated November 10, 2010, entitled "AUTHORIZATION TO EXECUTE A CONTRACT WITH OMEGA DEMOLITION, CORP. FOR DEMOLITION SERVICES AT LECLAIRE COURTS – GROUP 8";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** that the Board of Commissioners authorize the Chief Executive Officer or his designee to execute a contract with Omega Demolition, Corp. for demolition services at LeClaire Courts (RH-02) - Group 8 for a firm fixed price of \$463,767.00. The contract will cover the demolition of sixty-six (66) dwelling units at nine (9) buildings. The demolition work and associated site work and landscaping is to be completed within ninety (90) calendar days of the date set forth in the Notice to Proceed.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B8 and B9)**

The CHA advertised an Invitation for Bid (IFB) in September 2010 for the demolition of dwelling units at LeClaire Courts, Group 9 and Group 10. The IFB was advertised in area newspapers and on the CHA website. The CHA received and opened five (5) bids for each group. After reviewing the bid submittal materials, staff held pre-award survey meetings with the apparent low bidder, and the apparent second lowest bidder for Group 9 and Group 10. Both firms responded to questions on the thoroughness of their bids and their capacity to perform this work. After further consideration, the apparent low bidder for Group 9 and Group 10 chose to rescind its bid. Upon completion of the reviews and analysis, staff has determined that Omega Demolition, Corp. is the lowest responsive and responsible bidder for Group 9 and Group 10 with a bid of \$328,690.00 and \$505,655.00, respectively. Accordingly, the resolutions for Items B8 and B9 approve contract award to Omega Demolition for demolition services at LeClaire Courts Extension for Group 9 and Group 10.

**RESOLUTION NO. 2010-CHA-149**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated November 10, 2010, entitled "AUTHORIZATION TO EXECUTE A CONTRACT WITH OMEGA DEMOLITION, CORP. FOR DEMOLITION SERVICES AT LECLAIRE COURTS – GROUP 9";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** that the Board of Commissioners authorize the Chief Executive Officer or his designee to execute a contract with Omega Demolition, Corp. for demolition services at LeClaire Courts (RH-02) - Group 9 for a firm fixed price of \$328,690.00. The contract will cover the demolition of thirty-eight (38) dwelling units at seven (7) buildings. The demolition work and associated site work and landscaping is to be completed within ninety (90) calendar days of the date set forth in the Notice to Proceed.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B9)**

**RESOLUTION NO. 2010-CHA-150**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated November 10, 2010, entitled "AUTHORIZATION TO EXECUTE A CONTRACT WITH OMEGA DEMOLITION, CORP. FOR DEMOLITION SERVICES AT LECLAIRE COURTS – GROUP 10";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** that the Board of Commissioners authorize the Chief Executive Officer or his designee to execute a contract with Omega Demolition, Corp. for demolition services at LeClaire Courts (RH-02) - Group 10 for a firm fixed price of \$505,655.00. The contract will cover the demolition of seventy (70) dwelling units at twelve (12) buildings. The demolition work and associated site work and landscaping is to be completed within ninety (90) calendar days of the date set forth in the Notice to Proceed.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B10)**

The resolution for Item B10 approves an Intergovernmental Agreement (IGA), between CHA and the Chicago Police Department (CPD), not-to-exceed \$6,000,000.00, for supplemental police services at various CHA sites. The CHA originally entered into an IGA with CPD in 2000 for above baseline services after disbanding CHA's police department. The CHA entered into subsequent IGAs with CPD with the current one set to expire on December 31, 2010. The IGA for 2011 provides for specialized policing programs at Altgeld/Murray, Henry Horner/Westhaven, Oakwood Shores, Parkside/SewardPark, Lake Park Place and other CHA communities as assigned. Increased police services for the above mentioned developments include: increased foot patrols; customized policing strategy collaborated by CHA, CHA's private property managers, and CPD; attendance at monthly community security meetings and maintenance of high visibility in the community; monitoring and prevention of gang activities; monitoring of drug and other illegal activities and taking appropriate action as necessary; attendance at all court hearings for all arrests made by the police officers; deterrence of and response to acts of domestic violence and deterrence of and response to unauthorized or unlawful activities or entries into residences. In addition to these services the CPD will continue to provide CHA with statistics and relevant data including crime reports.

**RESOLUTION NO. 2010 CHA-151**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letters dated November 10, 2010, entitled, "AUTHORIZATION TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF CHICAGO POLICE DEPARTMENT FOR SUPPLEMENTAL POLICE SERVICES":

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into an Intergovernmental Agreement with the Chicago Police Department for a one (1) year period from January 1, 2011 through December 31, 2011 for an amount not-to-exceed \$6,000,000.00 with two (2) one year options to ensure various CHA sites have supplemental police services.

**(Item B11)**

The resolution for Item B11 approves the second three-year option to renew the Intergovernmental Agreement (IGA) with the City of Chicago Fleet Management Department, not-to-exceed \$190,212.00. Under the terms of the IGA, The City of Chicago Fleet Services provides fuel and car washes, road and towing services for all forty CHA owned vehicles. During the term of the IGA, the CHA has closely monitored the prevailing fuel prices in the private market and has found that the prices extended to the CHA by Fleet remains considerably lower than those in the private market. The price of car washes through Fleet's vendors has remained constant and remained less than other local car washes, although an annual increase due to the increasing cost of energy is anticipated from both Fleet's vendors and the private market. Fleet's increased price will, however, continue to be lower than if the CHA procured this service from the private market.

**RESOLUTION 2010-CHA-152**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated November 10, 2010, entitled "Authorization to Exercise the Second Three-Year Option to Renew the Intergovernmental Agreement with the City of Chicago Acting Through its Department of Fleet Management for Fueling and Car Washes for CHA owned vehicles."

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the second three-year option to renew the Intergovernmental Agreement with the City of Chicago acting through its Department of Fleet Management for fueling, car washes and emergency towing and repairs for CHA

vehicles for the period of January 1, 2011 through December 31, 2013 for an amount not-to-exceed \$190,212.00.

**(Item B12)**

The resolution for Item B12 approves the Intergovernmental Agreement (IGA) between CHA and the Housing Authority of Cook County (HACC) to perform unit inspections. The CHA and HACC both administer Project Based Voucher programs in Chicago and Cook County respectively. HACC, together with its instrumentality Turnstone, is developing a 52-unit project in the City of Riverdale of which seventeen (17) units will be designated with project based vouchers. The CHA, under its Housing Choice Voucher programs performs HQS unit inspections and determination of rent reasonableness, through an independent contractor, on units rented or to be rented by its HCV holders from private landlords. To comply with 24 CFR 983.59 and 24 CFR 983.103, which requires a housing authority to obtain independent HQS inspection services for project based units owned by the housing authority, HACC desires to enter into this IGA to allow CHA to serve as the independent entity to perform the HQS inspections and determine initial rent reasonableness for the PBV Units in the Project. When requested by HACC, CHA will perform unit inspections pursuant to 24 CFR Part 982, HQS Special Requirements, and the *Inspection Process* as indicated by HACC's Section 8 Administrative Plan. Also, during any initial inspection, and when requested by HACC, CHA will determine rent reasonableness. HACC will pay the CHA for the inspections performed as stated by the terms of the agreement.

**RESOLUTION NO. 2010-CHA-153**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 10<sup>th</sup>, 2010, entitled, "AUTHORIZATION FOR THE CHICAGO HOUSING AUTHORITY TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE HOUSING AUTHORITY OF COOK COUNTY";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, The Board of Commissioners authorizes the Chief Executive Officer, or his designee, to enter into an Intergovernmental Agreement with the Housing Authority of Cook County ("HACC") for CHA to perform unit inspections and to determine reasonable rent for HACC's *Riverdale Corner Elderly Housing*, which will allow HACC avoid conflicts of interest as described under 24 CFR Part 983.59.

The Motion to adopt resolutions for Items B2 thru B12 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Deverra Beverly Dr. Mildred Harris Michael Ivers Myra King Carlos Ponce Bridget Reidy James Reynolds Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted.

Committee Chair Young then presented the report for the Tenant Services Committee. Per Commissioner Young, the Tenant Services Committee did not hold its regular monthly meeting on Wednesday, November 10<sup>th</sup> due to a lack of quorum. The scheduled presentation on FamilyWorks was cancelled and will be presented at the December Committee Meeting. While Commissioners were briefed on the two items appearing on the agenda, no vote was taken.

Commissioner Young then presented an Omnibus Motion for adoption of Resolutions for Items C1 and C2.

**(Item C1)**

The resolution for Item C1 approves an Intergovernmental Agreement (IGA) with the Department of Family and Support Services (DFSS), in an amount not to exceed \$3,012,660, to provide supportive services to CHA residents. The following initiatives will be provided through this IGA: After School and Summer Employment Programs; Learn & Earn; Golden Diner; Homeless Prevention Program; Early Childhood/Family Initiative and Operation Warm. These initiatives will provide the following services: opportunities for youth to participate in quality structured programs in education, recreation, arts and theater activities throughout the calendar year; will continue to provide 700 CHA youth with academic enrichment and career exploration activities during the summer months; provides full course meals to seniors that meet their recommended dietary allowances to help them stay healthy and addresses isolation by providing the venue for socialization; provide homeless prevention services to CHA residents facing eviction from a CHA public housing family development unit or a resident under the age of 62 living in a CHA Senior building; provide early childhood and family literacy services to CHA families, specifically those with toddlers through children age 10 and distribute free winter coats to CHA children and youth.

Commissioner Reidy voted “Nay” on Item C1.

**RESOLUTION NO. 2010-CHA-154**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 10, 2010, entitled “AUTHORIZATION TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF CHICAGO DEPARTMENT OF FAMILY AND SUPPORT SERVICES”

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into an Intergovernmental Agreement with the City of Chicago, acting through its Department of Family and Support Services, in an amount not to exceed \$3,012,660 for the period of January 1, 2011 through December 31, 2011 to provide supportive services to Chicago Housing Authority residents.

**(Item C2)**

The Resolution for Item C2 approves an Intergovernmental Agreement (IGA) with the Chicago Park District (CPD) to provide year round access to recreational programs for CHA youth. The current IGA between CHA and CPD, which expires on December 31, 2010, has had a positive impact on thousands of CHA youth who otherwise may not have been able to participate in CPD programs due to cost. In 2011 CPD will be enhancing the teen clubs at parks located around CHA properties to accommodate the anticipated increase in participation through the voucher program. Additional programming will be added for CHA youth in 2011 including, but not limited to, an expanded softball program, Jr. Bears Football and other CPD activities and initiatives. It is anticipated that this new level of collaboration will continue to yield new and enhanced programming and increased participation.

Commissioner Reidy voted “Nay” on Item C2. Commissioner Young recused herself from voting on Item C2.

**RESOLUTION NO. 2010-CHA-155**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated November 10, 2010, entitled “RECOMMENDATION TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CHICAGO PARK DISTRICT”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into an Intergovernmental Agreement with the Chicago Park District for the period of January 1, 2011 through December 31, 2011 in an amount not-to-exceed \$400,000 to provide access to recreational programs for CHA youth year-round.

The Motion to adopt resolutions for Items C1 and C2 was seconded by Commissioner Ivers and the voting was as follows:

Ayes: Deverra Beverly  
Dr. Mildred Harris  
Michael Ivers  
Myra King  
Carlos Ponce  
James Reynolds  
Sandra Young (*Recused from voting on Item C2 only*)

Nays: **Bridget Reidy (Item C1 and C2)**

There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned at approximately 11:20 a.m.

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s/b: James Reynolds  
Chairman

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s/b: Lee Chuc-Gill, Custodian and  
Keeper of Records